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DATE: March 17, 2003

TO: File/Record/Applicant

FROM: Larry M. Leaman, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0011 – Site Development Permit for a temporary model home sales complex (detached product) and sales trailer office for the first sale of homes within Tracts 16346 and 16351.

Owner: Pardee Homes
Agent: Dan Hossenzadeh, Hunsaker & Associates

I. NATURE OF PROJECT:

The proposed project is a site development permit to establish a temporary model home sales complex for the first sale of homes in Tracts 16346 and 16351. The model complex is located at 27581 Clarin St., Ladera Ranch, located in Planning Area 4B of the Ladera Planned Community. The project consists of three (3) plan types 1,2 and 3 located in Tract 16346 on lots 8-10, and with a temporary sales trailer (12'x 60') used as an office located on lot 7 of the model home complex. The temporary parking lot is located on lots 5 and 6 and provides a total of (12) off-street parking stalls, including one (1) handicapped stall. The project also includes typical signage, trap fencing, amenities and a maximum of 10 pennant flags.

II. REFERENCE: (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Larry M. Leaman, Director, Planning and
Development Services Department

By: _____
Chad Brown, Chief
Site Planning and Consistency
Section

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval